



JANET T. MILLS
GOVERNOR

STATE OF MAINE
MAINE REVENUE SERVICES
P.O. BOX 9106
AUGUSTA, MAINE
04332-9106

ADMINISTRATIVE & FINANCIAL SERVICES

KIRSTEN LC FIGUEROA
COMMISSIONER

MAINE REVENUE SERVICES

JEROME D. GERARD
EXECUTIVE DIRECTOR

May, 2019

Municipal Assessors and Chairman of the Board of Selectmen:

RE: Preliminary 2020 State Valuation

Dear Municipal Official(s):

Enclosed you will find a copy of the preliminary 2020 State Valuation report for your municipality as prepared by a field representative of the Property Tax Division. This valuation represents the full equalized value of all taxable property in the municipality as of **April 1, 2018**. Please note that these figures are preliminary and are being forwarded to you at this time in order to provide for your review and allow time for any contribution of additional comments and/or pertinent data.

The State Valuation is compiled by determining, through field work and meetings with local officials, the approximate ratio of full value on which local assessments are made, and by then adjusting the local assessed values in accordance with the Rules of Procedure Used to Develop State Valuation (08-125 Chapter 201). State Valuation is a mass appraisal estimate of the 100% market value of all taxable property of a municipality and is established annually by the State Tax Assessor. The enclosed report is comprised of four (4) parts: the Sales Ratio Analysis; State Valuation Analysis (PTF303.4); Report of Assessment Review, a three (3) year comparison (PTF303); and Report of Assessment Review, informational review (PTF303.2).

If after reviewing this report you find any errors or inconsistencies, need clarification or simply wish to discuss the report, please call the Property Tax Division at 624-5600 or fax your concerns to us at 287-6396. Alternatively, you may contact your area field representative from Maine Revenue Service, Property Tax Division directly for the purpose of discussing any additional information pertinent to the preliminary state valuation.

The Proposed 2020 State Valuation Notice will be sent by certified mail on or before September 30, 2019.

Sincerely,

Steven J. Salley,
Supervisor, Municipal Services

Property Tax Division

REPORT OF ASSESSMENT REVIEW



Municipality	Stoneham		County	Oxford	
	2018	2019	2020		
1. State Valuation	75,250,000	76,650,000	78,600,000		
2. Amount of Change	900,000	1,400,000	1,950,000		
3. Percent of Change	1.21%	1.86%	2.54%		
4. Eff. Full Value Rate (line 6d/1)	0.00926	0.00912	0.00883		
5. Local Mill Rate 16-17-18	0.00856	0.00856	0.00856		
6a. Commitment 2016-17-18	691,313	692,180	684,831		
6b. Homestead Reimbursement	5,640	7,245	9,378		
6c. BETE Reimbursement					
6d. Total (6a, 6b & 6c)	696,953	699,426	694,208		
6e. % change from prior year (6d.)	2.48%	0.35%	-0.75%		
	2017	2018			
A. Municipal Valuation	80,862,311	80,003,581			
Net Supplements / Abatements	(82,490)	(269,480)	Amount of Change	Percent of Change	
Homestead (Exempt Valuation)	846,417	1,095,521			
BETE (Exempt Valuation)					
Adjusted Municipal Valuation	81,626,238	80,829,622	(796,616)	-0.98%	
B. Sales Information					
Sales Period Used	07/11 - 06/12	07/12 - 06/13	Combined Sales Ratio	99%	
State Valuation # of Sales # of Appraisals	2019 19	2020 24			
Residential Study			Percent of Change		
Weighted Average	92%	89%			
Average Ratio	93%	91%	-2.15%		
Assessment Rating	16	16			
Waterfront Study					
Weighted Average	103%	100%			
Average Ratio	116%	112%	-3.45%		
Assessment Rating	19	20			
Condominium Study					
Weighted Average					
Average Ratio					
Assessment Rating					
Certified Ratio	100%	100%			

STATE VALUATION ANALYSIS

Municipality	Stoneham				County	Oxford
Municipal Valuation - 2018	100%		Declared Certified Ratio		2020 State Valuation	
LAND				Ratio	Source	
Electrical Utilities (Trans & Dist)			912,626	100%	Declaration Value	912,626
Classified Tree Growth	3,230	ac	1,064,280	100%	State Rates	1,064,286
Classified Farm Land		ac				
Classified Farm Woodland		ac				
Classified Open Space	250	ac	72,500	100%	Cert Ratio	72,500
Classified Working Waterfront		ac				
Commercial Lots			77,763	100%	Cert Ratio	77,763
Evergreen Valley			108,390	300%	Market Analysis	36,130
Residential Lots			15,386,776	91%	Residential Study	16,908,545
Waterfront & Water Influenced Lots			20,476,305	112%	Water Study	18,282,415
Evergreen Valley Timeshare Lots			26,262	99%	Combined Study	26,527
Working Forest Roads		ac				
Waste Acres		ac				
# Undeveloped Acres	4,450	ac	3,773,200	848/ Mun Avg	820/ac SR	3,648,620
			41,898,102		TOTAL LAND	41,029,412
BUILDINGS						
	# accts					
Commercial	3		691,214	100%	Cert Ratio	691,214
Evergreen Valley	4		1,220,294	300%	Market Analysis	406,765
Residential			22,709,072	91%	Residential Study	24,955,024
Waterfront & Water Influenced	117		10,804,068	112%	Water Study	9,646,489
Evergreen Valley Timeshares	1,132		2,602,092	300%	Market Analysis	867,364
			38,026,740		TOTAL BUILDINGS	36,566,856
PERSONAL PROPERTY						
	# accts					
Commercial			78,739	100%	Cert Ratio	78,739
Industrial						
Other						
			78,739		TOTAL PERSONAL	78,739
TOTALS			80,003,581			77,675,007
Adjustments (Net Abates/Supp)			(269,480)	99%	Combined Study	(272,202)
Adjustments (Comm., Ind. & Pers.)						
Homestead (Exempt Valuation)			1,095,521	91%	Residential Study	1,203,870
BETE (Exempt Valuation)						
ADJUSTED TOTAL			80,829,622			78,606,675
TIF ADJUSTMENTS			TIF Development Program Fund			
NET w/ ADJUSTMENTS & TIF						78,606,675
STATE VALUATION						78,600,000

TIF Development Program Fund

STATE OF MAINE Sales Ratio Analysis - 2020 State Valuation

Municipality: **Stoneham**County: **Oxford****COMBINED STUDY**

Weighted Avg. =	95%	=	4,026,624	/	4,237,000
Average Ratio =	99%	=	15.79	/	16
Avg. Deviation =	20	=	469	/	24
Quality Rating =	20	=	20	/	99%

Average Selling Price =

\$176,542

2018

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	W	12 2017	664	223	U07	2	Keewaydin-Helm, A.	402,000	248,572	0.62	37
2	R	3 2018	666	904	R08	122A.08	Earnest Sellers Jr.	265,000	194,584	0.73	26
3	W	9 2018	673	782	U06	12	Keewaydin-Kevin Barker	255,000	186,569	0.73	26
4	R	12 2016	652	74	R07	22	Douglas Pardo	137,500	103,411	0.75	24
5	R	7 2015	635	253	U11	4	Carol Speer	155,000	122,212	0.79	20
6	R	8 2016	648	542	R02	8	Stephen West	75,000	59,197	0.79	20
7	R	1 2018	665	555	U11	30	Albert Ghoreyeb	239,000	187,780	0.79	20
8	R	4 2015	633	72	U11	10	William Ginder	257,500	208,501	0.81	18
9	R	8 2014	625	994	R02	10	Robert Gries	196,500	165,885	0.84	15
10	W	11 2017	664	164	U08	10	Keewaydin-Goddwin, E.	382,500	341,109	0.89	10
11	R	9 2017	661	625	U03	6	George Weise	142,000	140,898	0.99	
12	R	12 2014	630	543	U03	7	J & A's Holdings	60,000	60,954	1.02	3
13	W	9 2017	661	502	U08	2	Keewaydin-Fifield, D.	175,000	181,637	1.04	5
14	W	1 2015	630	942	R13	3	Horseshoe-Rich, B.	65,000	68,274	1.05	6
15	R	10 2018	674	933	U11	2	Dianne Tripp	185,000	195,946	1.06	7
16	W	7 2016	647	355	U10	5	Back Pond-Tyrol, E.	195,000	207,936	1.07	8
17	R	10 2016	650	266	R07	14	Daniel Downs	26,000	28,944	1.11	12
18	R	4 2016	644	501	R04	7	Kristin Higgs	129,000	147,688	1.14	15
19	W	11 2018	675	172	U03	8	Keewaydin-J. Hasselbach	170,000	194,240	1.14	15
20	R	10 2017	663	154	U02	1	Tara McAllister	125,000	157,057	1.26	27
21	W	12 2014	630	548	U03	8	Keewaydin-Diamond. K.	150,000	194,240	1.29	30
22	W	8 2015	636	919	U10	15	Back Pond-Stuchbury, R.	180,000	239,642	1.33	34
23	W	5 2015	633	645	U07	15	Keewaydin-Campbell, S.	120,000	170,497	1.42	43
24	W	2 2016	642	315	U08	15	Keewaydin-Verrill, T.	150,000	220,851	1.47	48

STATE OF MAINE Sales Ratio Analysis - 2020 State Valuation

Municipality:

Stoneham

County:

Oxford

Residential Study

Weighted Avg. =	89%	=	1,773,057	/	1,992,500
Average Ratio =	91%	=	8.2	/	9
Avg. Deviation =	15	=	199	/	13
Quality Rating =	16	=	15	/	91%

Average Selling Price =

\$153,269

2018

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	R	3 2018	666	904	R08	122A.08	Earnest Sellers Jr.	265,000	194,584	0.73	18
2	R	12 2016	652	74	R07	22	Douglas Pardo	137,500	103,411	0.75	16
3	R	7 2015	635	253	U11	4	Carol Speer	155,000	122,212	0.79	12
4	R	8 2016	648	542	R02	8	Stephen West	75,000	59,197	0.79	12
5	R	1 2018	665	555	U11	30	Albert Ghoreyeb	239,000	187,780	0.79	12
6	R	4 2015	633	72	U11	10	William Ginder	257,500	208,501	0.81	10
7	R	8 2014	625	994	R02	10	Robert Gries	196,500	165,885	0.84	7
8	R	9 2017	661	625	U03	6	George Weise	142,000	140,898	0.99	8
9	R	12 2014	630	543	U03	7	J & A's Holdings	60,000	60,954	1.02	11
10	R	10 2018	674	933	U11	2	Dianne Tripp	185,000	195,946	1.06	15
11	R	10 2016	650	266	R07	14	Daniel Downs	26,000	28,944	1.11	20
12	R	4 2016	644	501	R04	7	Kristin Higgs	129,000	147,688	1.14	23
13	R	10 2017	663	154	U02	1	Tara McAllister	125,000	157,057	1.26	35

Municipality: **Stoneham**County: **Oxford****Waterfront & Water Influenced Study**

Weighted Avg. =	100%	=	2,253,567	/	2,244,500
Average Ratio =	112%	=	7.81	/	7
Avg. Deviation =	22	=	237	/	11
Quality Rating =	20	=	22	/	112%

Average Selling Price =

\$204,045

2018

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	W	12 2017	664	223	U07	2	Keewaydin-Helm, A.	402,000	248,572	0.62	50
2	W	9 2018	673	782	U06	12	Keewaydin-Kevin Barker	255,000	186,569	0.73	39
3	W	11 2017	664	164	U08	10	Keewaydin-Goddwin, E.	382,500	341,109	0.89	23
4	W	9 2017	661	502	U08	2	Keewaydin-Fifield, D.	175,000	181,637	1.04	8
5	W	1 2015	630	942	R13	3	Horseshoe-Rich, B.	65,000	68,274	1.05	7
6	W	7 2016	647	355	U10	5	Back Pond-Tyrol, E.	195,000	207,936	1.07	5
7	W	11 2018	675	172	U03	8	Keewaydin-J. Hasselbach	170,000	194,240	1.14	2
8	W	12 2014	630	548	U03	8	Keewaydin-Diamond. K.	150,000	194,240	1.29	17
9	W	8 2015	636	919	U10	15	Back Pond-Stuchbury, R.	180,000	239,642	1.33	21
10	W	5 2015	633	645	U07	15	Keewaydin-Campbell, S.	120,000	170,497	1.42	30
11	W	2 2016	642	315	U08	15	Keewaydin-Verrill, T.	150,000	220,851	1.47	35

Business Equipment Tax Exemption Audit

Municipality: Stoneham

Date: 5/10/2019

County: Oxford

Municipal Official(s): Mary Fox & Megan Hamlin - Clerk

Municipal Valuation - 2018

2020 State Valuation

Yes

No

Comment(s)

Are application(s) available for inspection?

0 of 0

☐☐

Are application(s) signed for/approved by the assessor?

☐☐

Do the equipment date(s) of purchase and/or date(s) put in service meet BETE parameters?

☐☐

Is the item description sufficient to reasonably determine eligibility under program guidelines?

☐☐

Does the property qualify for BETE?

☐☐

Are municipal depreciation schedules evident and uniformly employed?

☐☐

Is all BETE value incorporated in the tax commitment book, MVR and Tax Rate Calculation Form (including enhanced reimbursement forms when applicable)?

☐☐

Is all qualified property adjusted by the municipal assessment ratio?

☐☐

Additional Comments:

Signature: Mike Rogers
Field Rep.

REPORT OF ASSESSMENT REVIEW

Municipality

Stoneham

County

Oxford

I. Valuation System

A. Land: Tax Maps by
Undeveloped Acreage
Road Frontage
House lots

O'Donnell & Associates
\$846/Ac
By Acre
\$25,850/1Ac
Subdivision Lots Additional
Selectboard - 2008

Date: 1973
Undeveloped Lots \$7,400/Ac
Water Frontage \$50,485/1Ac
Other Keewaydin Lake

B. Buildings : Revaluation By:

Computerized Records TRIO

C: Personal Property:

Assessed? Y/N ☒ Yes
Is Cert Ratio Applied? Y/N ☒ Yes

Method Used: RCNLD

II. Assessment Records / Condition

Website w/VAL data Y/N ☒ Yes

Web Address stoneham-maine.com

Valuation Book
Property Record Cards
Veteran Exemption Forms
Homestead Exemption Forms

Three Ring Binder
Manual & Not Updated
Yes - On File
Yes - On File

Tree Growth Forms Yes - On File
Farm Land Forms N/A
Open Space Forms Yes - On File
Working Waterfront Forms N/A

III. Supplements and Abatements

Supplements: Number Made
Abatements: Number granted
(excluding current use penalties)

5

Value Supplemented
Value Abated (269,480)

IV. Statistical Information

Number of Parcels 1,312
Taxable Acres 8,550
Population (2010) 236

Land Area 25,446
Bog/Swamp 141

V. Assessment Standards

Standards Ratio 105.80% = (2018 Municipal Valuation /2019 State Valuation)
Assessment Quality: Combined 20

Comments or Plans for Compliance:

VI. Audit Information

Municipal Official providing data:

Mary Fox & Megan Hamlin - Clerk

Date(s) of Field Audit:

5/10/2019

VII. Office Review

Recommended by:

Mike Rogers

Field Rep

Checked by:

Approved by:

Copies Mailed: (date)

5-23-19